

Local Market Update for February 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92128

Rancho Bernardo East

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	33	32	- 3.0%	78	72	- 7.7%
Pending Sales	25	30	+ 20.0%	46	55	+ 19.6%
Closed Sales	19	31	+ 63.2%	35	45	+ 28.6%
Median Sales Price*	\$1,030,500	\$1,076,460	+ 4.5%	\$1,100,000	\$1,100,000	0.0%
Percent of Original List Price Received*	98.4%	98.1%	- 0.3%	97.9%	97.7%	- 0.2%
Days on Market Until Sale	28	34	+ 21.4%	29	34	+ 17.2%
Inventory of Homes for Sale	45	42	- 6.7%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

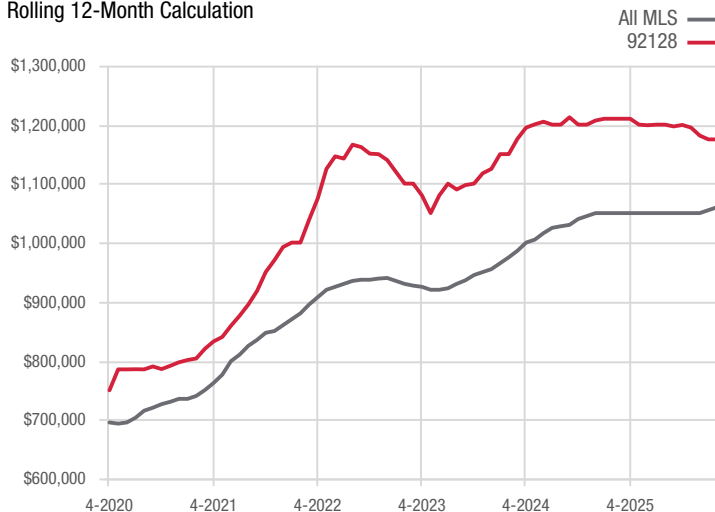
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	39	25	- 35.9%	76	66	- 13.2%
Pending Sales	25	24	- 4.0%	41	42	+ 2.4%
Closed Sales	19	14	- 26.3%	34	22	- 35.3%
Median Sales Price*	\$645,000	\$708,125	+ 9.8%	\$672,750	\$688,500	+ 2.3%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	96.7%	96.7%	0.0%
Days on Market Until Sale	30	42	+ 40.0%	46	45	- 2.2%
Inventory of Homes for Sale	52	54	+ 3.8%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

